

### CAPITAL IMPROVEMENT PROCESS REPORT

#### Introduction to Process

The Department of Recreation, Parks and Cultural Activities operate a variety of programs and facilities throughout the City. In order to ascertain the productivity and condition of these facilities, a facilities analysis was conducted.

All of Alexandria's eleven recreation centers, three of the school based after school centers, and twenty of the 127 parks were evaluated.

The recreation centers were assessed in order to identify the current condition of each facility, the overall level of use the facility is receiving, and to generate potential renovation and re-use options to enhance the productivity of the facility. General improvement recommendations for each site were developed and cost estimates were formulated to identify the impact of effecting such improvements.

The after school sites located on school properties were assessed and ideas for consideration regarding enhancing productivity were assimilated. No capital improvement cost estimates was developed for these school owned properties.

A cross section of parks were evaluated in order to gain a comprehensive understanding of the condition of the park system and the necessary improvements that would be required to meet the current demands of the community.

#### Methodology

The consulting team, comprised of Leon Younger & PROS and Woolpert personnel during October and November 2001, and February and March 2002, reviewed all of the facilities.

Field review consisted of a physical tour of the site, interviews with various staff and selected document review. The consultants conferred their findings in order to formulate ideas for consideration and subsequent capital improvement recommendations.

#### Key Issues and Findings

The recommendation for necessary capital improvements to recreation centers and parks is estimated to be \$26,827,000. This section identifies the key issues for each category of facility reviewed.

### RECREATION FACILITIES

The recreation centers are typically older facilities that include minimal active recreation space. Most were originally developed in the 1960- 1970 era. They are generally well maintained. Most of the issues noted were due to the age, size and outdated design of the buildings.

The facilities do not appear to be standard in their finishes, equipment or interior signage. They are generally in need of an overall image plan to create some energy at the site. A few of the recently facilities have incorporated the use of modern color schemes and signage materials.

There is a lack of storage, parking, weight room, and other active use space at most facilities.

The majority of activity is centered around after school programs for youth, thereby limiting a broad demographic appeal. Senior citizens use several of the facilities earlier in the day.

Most facilities appear to conform to current standards for disabled access.

### Recommendations

Generally, the most pressing need at the recreation centers is for more program space. The conversion of existing space and the addition of more program space will be the largest challenge for the Department to undertake. Associated parking for the current and future demand of the facilities will need to be accommodated as well.

Site-specific recommendations and cost estimates are as follows. They are detailed in the Appendix at the conclusion of this Capital Improvement Process chapter.

#### **Charles Barrett Recreation Center**

Renovate the multi-purpose room and provide new strength training equipment.  
\$70,000

#### **Chinquapin Park Recreation Center**

Conduct a renovation study, and renovate the entire facility. Construct a 25,000 square foot addition.  
\$7,600,000

#### **Patrick Henry Recreation Center**

Renovate the existing building; construct an addition of 6,000 square feet.  
\$2,256,000

#### **Charles Houston Recreation Center**

Conduct a renovation study, relocate the front desk, and renovate selected portions of the building.  
\$5,308,320

#### **Cora Kelly Recreation Center**

Conduct a renovation study, relocate the reception desk, and renovate selected portions of the building.  
\$1,342,000

#### **Lee Center**

Conduct minor renovations.  
\$380,000

### **Nannie J. Lee Memorial Recreation Center**

Renovate the facility.  
\$1,369,000

### **Mount Vernon Recreation Center**

Conduct a study on the HVAC system,  
Minor renovations.  
\$101,000

### **William Ramsay Recreation Center**

Conduct an alarm system study.  
\$1,000

**Grand Total: \$18,427,320.00**

## **PARK FACILITIES**

A sampling of park facilities enabled the consultant to draw general conclusions regarding the entire park system.

The parks in Alexandria are generally well maintained, although they contain many amenities that are near the end of their useful life.

Most parks are currently being maintained to a level three, on a rating system of one being the most intense maintenance and five being the least intense.

There is an inconsistent image regarding parks and facilities. The lack of a consistent graphics program and color scheme makes the facilities appear less than optimal.

Many facilities are in need of renovation, and infrastructure rehabilitation.

Most facilities do not have adequate parking.

The athletic facilities are somewhat scattered throughout the park system, and a consolidation through adaptive re-use of facilities could prove to enhance site productivity.

There appears to be over use of the athletic facilities, possibly a result of extensive team sport practices.

### **Recommendations**

Since all parks were not assessed, a comprehensive listing of capital improvement needs was not possible. The sampling of facilities did provide however the ability to make a general recommendation to develop an idea of the cost impact of improving the park system to meet current and projected needs.

In order to elevate the condition of the park system from a level three to a level two, it is estimated that related costs will be in the neighborhoods of \$10,000 per acre in capital improvement investments. The Department of Recreation, Parks and Cultural Activities currently maintains 840 acres of parkland. This estimate equates to an infusion of approximately \$8,400,000.

Improvements might include such items as tennis court renovations, ball field renovations, new sports lighting systems, playground replacements, stand alone restroom renovation and replacements, and parking improvements and other related site work.

Consolidation of similar athletic venues and better scheduling of practice times will result in considerable improvements to game fields.